

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

June 4, 2007

A meeting of the City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present

Harold Sanger, Chairman
Michael A. Schoedel, City Manager
Mark Zorensky
James Liberman
Debbie Igielnik

Absent:

Steve Lichtenfeld, Aldermanic Representative
Marc Lopata

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES – REGULAR MEETING OF MAY 21st, 2007

The minutes of the regular meeting of May 21, 2007 were presented for approval. The minutes were approved after having been previously distributed to each individual member.

Catherine Powers indicated that there will be a slight change in the order of the agenda items this evening, with the application for outdoor dining for KD Poppa's being heard first.

OUTDOOR DINING – KD POPPA'S – 4 N. CENTRAL AVE.

Robert Hodes, Jr., owner of KD Poppa's was in attendance at the meeting.

Catherine Powers indicated that the applicant is proposing to operate outdoor dining along the front of the restaurant along Central Avenue. 8 aluminum seats will be provided at 4 aluminum tables, measuring 30" square. A 30-inch high metal pedestrian barrier is proposed to separate the

dining area from pedestrian traffic. The plans indicate that the minimum clearance of 4-feet from the street tree to the barrier is being provided. The applicant is proposing to provide 2 terra-cotta and black umbrellas to be located within the enclosed area. Catherine stated that staff's recommendation is to approve with the following conditions:

1. That the applicant apply for the annual Outdoor Dining Permit providing liability insurance to the City prior to operating the outdoor dining.
2. That no logos or advertising be placed on the umbrellas.
3. That the umbrellas not extend beyond the pedestrian barrier as specified in the plans. If umbrellas become a problem, staff may request their removal.

Mr. Hodes presented a poster board depicting the proposed furniture and umbrella.

Chairman Sanger asked Mr. Hodes if the umbrellas will be cumbersome.

Mr. Hodes stated that he is having a difficult time finding them and as a result, may opt not to have umbrellas. He stated that, too, with a southern exposure, he may find that they are really not necessary.

A sample of the chair was presented.

Catherine Powers advised the members that the proposal meets all criteria.

Chairman Sanger asked if the outdoor dining area will line up with others on the same side of the block.

Catherine Powers replied "yes".

Being no further questions or comments, Mike Schoedel made a motion to approve per staff recommendations. The motion was seconded by Debbie Igielnik and unanimously approved by the Board.

Catherine Powers indicated that the meeting will now continue with the proposal for new construction at 6636-38 Alamo Avenue.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – 4 UNIT CONDOMINIUM BUILDING – 6636-38 ALAMO AVENUE

Michael Dimartini, owner/developer and Michael Kileen, project architect, were in attendance at the meeting.

Catherine Powers indicated that the proposal consists of the construction of a 7,947 square foot (excluding the underground garage) 4 unit multi-family structure with a footprint of 3,315 square feet and featuring a lower level, 8-car garage. One (1) handicapped space is identified on the plans. Access to the garage is off the rear alley and meets the Zoning Ordinance provisions of two-spaces per unit for parking. Because of the slope, the plans show an ice-melt system to be installed.

The applicant has furnished a survey of all existing setbacks for the structures on the Alamo and Concordia block faces to determine the average setback. In conformance with the average setback on the block faces, the proposed structure has a front yard setback along Alamo of 24' 4" and along Concordia of 5' feet. The proposed building will be 2.5 stories and measure approximately 37' 5" in height, as measured from average existing grade to the midpoint of the roof. The Zoning Code allows structures up to 45 feet in height in the R-5 zoning district. Total lot impervious coverage is 54.1% which is near the maximum 55% allowed in this zoning district. The plans indicate that the existing impervious coverage is 60.6%. The applicant is proposing to connect all downspouts and the driveway trench drain via four laterals to the storm sewers located on Alamo and Concordia. Trash will be stored in an enclosure located off the driveway adjacent to the rear alley. The HVAC units will be placed on the roof and screened with a stucco-finished panel. The existing property is void of any trees or significant landscaping. The applicant is proposing an elaborate landscape plan which calls for the planting of several trees and shrubs. Six (4) street trees are to remain and will be protected. In response to comments made by the City's contracted landscape architect, the applicant has relocated the gas and sewer lines away from the street trees to minimize disturbance. This project represents a continuing trend for redevelopment of existing multi-family structures in this area of Clayton. As typical with new condominium buildings in Clayton, the parking will be below grade. It is staff's opinion that this proposal meets all setback, impervious coverage, and height limitations of the R-5 Multiple Family Zoning District and recommends approval of the site plan with the following conditions:

1. That the City's Tree Protection Standards be followed for the six (6) street trees.
2. That the applicant revise the plans to show a reduction of storm sewer connections per MSD requirements and staff review and approval prior to the issuance of a building permit.

Catherine noted that a written comment was received from Marc Lopata who could not be present this evening asking that the ice melt system contain a sensor built in so that it does not needlessly heat the steps and pavement when there is no ice present.

Mr. Dimartini introduced himself to the members, stating the he and his brother have owned this property for about 3 years and that the previous owners did not properly maintain or modernize it.

Chairman Sanger indicated that the site plan portion of the project is the first item of business.

Mr. Dimartini stated that the site plan was reduced to meet Code and that the height of the building is lower than the height permitted for this zoning district.

Mr. Kileen indicated that the setback requirements are being met and that the east side setback is being set back further at 10.5 feet rather than the requirement of 10% of the lot width.

Jim Liberman asked if the ice melt system will also serve the accessible ramp.

Mr. Kileen replied "no". He stated the system will serve the driveway and rear exit stair.

Debbie Igielnik asked Mr. Dimartini if he had any comments regarding staff recommendations.

Mr. Dimartini stated he would be happy to comply with those recommendations.

Mike Schoedel asked if there are any existing storm water problems.

Mr. Dimartini replied “no”.

Chairman Sanger asked about the landscape plan.

Catherine Powers stated that the landscape plan is elaborate.

Ms. Lynn Johnston, 6632 Alamo, asked about the proposed and existing setbacks from Alamo.

The members indicated that the current setback is 20’-3”; the proposed setback is 22’-4”.

Mr. Dimartini stated the building was pulled back a bit to shorten the driveway and reduce impervious coverage.

Ms. Mary Burrows, 6633 San Bonita, asked the distance from the building to Concordia. She stated that the current building sits almost on the sidewalk.

Jason Jaggi indicated that the building is set back 5 feet from the property line, which is one or two feet behind the sidewalk (same setback as existing).

Being no further questions or comments, Mark Zorensky made a motion to approve the site plan per staff recommendations (outlined above). The motion was seconded by Mike Schoedel and unanimously approved by the Commission.

The architectural aspects of the project were now up for review.

Catherine Powers stated that the plans depict a red colored brick on all sides of the structure with fiber cement stucco-finished siding on the partial story under the sloping roof. Catherine stated that the garage door has been changed from the information on the application to a wooden door with windows and that a color rendering of the proposed door has been provided to each member. Balconies are featured on the north and west elevations. The partial story contains two terraces on the south elevation. Box-bay windows are shown as a design accent on the east elevation and will cantilever into the side yard. These areas are proposed to be finished with wood trim and stucco finished fiber cement siding. Windows will be double hung, gray in color. The garage door will be gray to match the windows. The roofing material and color is not specified on the plans; however, the architect indicates that the roofing material will be asphalt shingle. The HVAC units will be attached to the top of the building and screened with a stucco-finished panel. Catherine indicated that staff is of the opinion that the building reflects a tasteful design which will fit well with the neighborhood. The proposed structure represents a larger massing than the existing buildings; however, given its location on a corner, the visual impact should be reduced. Since the plans do not specify the roof material and color, the Architectural Review Board will need to review and approve

the samples and therefore, recommends approval with the condition that the ARB review and approve the roofing material and color. She stated that Marc Lopata has asked that the building be Energy Star Certified. She stated she has discussed this with the architect who has indicated that he will confer with his client with regard to this.

A color rendering of the project was presented.

Mr. Dimartini stated the building was designed to emulate the building at 6315 DeMun. A photo of this building was presented.

Chairman Sanger asked where the entrance to the building is located.

Mr. Dimartini pointed out the location of the entrance. He stated it is on the front side (Alamo side) of the building. He stated there are stairs and an elevator to access the upper floors.

Samples and renderings of the materials were presented as follows: Roof – asphalt shingle, antique slate Heritage 30; Hardie Board (for trim and dormers); Window – Lincoln metal outside, wood inside, beige color; Brick – Richards Brick red color and a darker (maroon) brick for accent; Limestone (for retaining walls and at the entryway); Deck – Trex (photo presented); Garage door – Wayne Dalton (photo presented); Pergola – for top rear terrace (photo presented); Aluminum gutter (photo presented).

Mr. Dimartini mentioned that there will be four balconies.

Jim Liberman asked about the garage man door.

Mr. Dimartini indicated it is steel for security reasons.

Ms. Burrows reminded the members that this property is located in a National Historic District. She stated that she is disturbed by what is happening here and that everyone knows, especially staff, the efforts on their part. She stated she was not noticed of this project and that the developer had agreed to meet with them, but not before today. She stated she would like the developer to explore historic tax credits. She stated she is concerned about the slatted decking material as there will be no protection for the decks below and finds that offensive.

Mike Schoedel asked the developer if he has explored tax credits.

Mr. Dimartini indicated that after researching the deck issue, without the slatted decking material, water would be able to enter the building and with that in mind, believed the residents would prefer the decking as proposed. He stated with regard to the tax credit suggestion, he has personally done a couple of tax credit projects and believes it is better to have more units and that this project could only benefit from the state side, not the federal side as it is very tough financial play to obtain federal credit. He stated there are many structural issues with the existing building and believes it could collapse, as the previous owners did not properly maintain the building. He stated the current balconies are deteriorating.

Ms. Johnston commented that the balconies being proposed are similar to her balcony and that she finds her balcony very satisfactory.

Ms. Burrows asked how many units the building will contain and the size of the units.

Mr. Dimartini stated there are a total of 4 units, two on the first floor and two on the second floor. He stated the first floor units are both 2 bedroom, 2 bath and are 1,300 and 1,337 square feet and that the second floor units are both 3 bedroom, 2 bath and are 1,930 and 1,945 square feet.

Ms. Burrows asked the sale price.

Mr. Dimartini stated the first floor units will be priced at about \$450,000.00 and the second floor units priced at about \$650,000.00.

Ms. Gerri Ball, 6633 Alamo, asked how many entrances and exits the units will have.

Mr. Dimartini replied "two".

Ms. Ball asked for an estimate as to when the project would begin and the estimated completion date.

Mr. Dimartini indicated it would take approximately 9 to 12 months to complete and would begin about 2 months after City approval.

Ms. Burrows voiced her concern regarding traffic with the construction vehicles, as traffic is already congested.

Mr. Arthur Ball, 6633 Alamo, suggested making Concordia one-way, northbound.

Chairman Sanger stated the City would look in to that.

Mr. Julian Hess commented that St. Rita is already northbound only.

Mike Schoedel commented that notification was mailed (via a copy of the agenda for this evening) last week to all property owners within 200' of the subject site and that the agenda is also posted on the City's web site. He stated that documentation can, sometimes, arrive at the last minute and therefore, create timing issues.

Mark Zorensky advised the audience that, also, submittals are a matter of public record that can be viewed during normal business hours at City Hall.

Mike Schoedel commented that with regard to tax credits, many developers are choosing not to go down that road.

Michael Dimartini indicated that Federal tax credits require the building be held as an apartment or home for 5 years.

Mr. Ball suggested making St. Rita southbound since this street has an electric signal and would therefore, be safer.

Being no further questions or comments, Mark Zorensky made a motion to approve as submitted. The motion was seconded by Debbie Igielnik and unanimously approved by the Board.

DISCUSSION OF TRANSIT ORIENTED DEVELOPMENT (TOD) OVERLAY DISTRICT

Chairman Sanger asked that discussion regarding this item be continued to a future meeting.

Jim Liberman asked about the World News site.

Mike Schoedel commented that what the business journal reported is probably accurate although the City has received no plans for development of that area. He stated that they (a family owned bank out of Sikeston) have not yet closed on the properties south and east of World News as of yet.

Chairman Sanger announced that he will not be attending the July 2nd meeting.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:30 p.m.

Recording Secretary